



**CUSHMAN &
WAKEFIELD**

100 East 2nd Street, Mineola NY 11501
Office/Warehouse Building - Owner-User Opportunity

FOR SALE



ASKING PRICE:

\$1,695,000 - \$217 / SF

Office/Warehouse - Near the Mineola LIRR Station

Cushman & Wakefield has been retained on an exclusive basis to arrange for the sale of 100 East Second Street in the Village of Mineola, NY.

The subject property is a very well maintained two-story office/warehouse building on the northwest corner of East Second Street and Hudson Street in the Village of Mineola. The L-Shaped building is a total of about 7,800 square feet over two floors, with ample on-site parking. The property is currently occupied on a month-month basis by a General Contractor and an HVAC Contractor, and there is one office vacancy available.

This is an ideal opportunity for an owner-user to enter the Mineola marketplace. Property inspections are by appointment only. Please reach out with any questions.

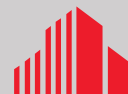
PROPERTY HIGHLIGHTS

Village:	Incorporated Village of Mineola
Town:	North Hempstead
Section / Block / Lot:	9 // 302 // 23-27
Building SF:	7,800 (Approx.)
Lot Size:	105' x 100' - 10,500 Sq. Ft.
Zoning:	M - Light Manufacturing
Property Taxes:	\$32,250
Public Transportation:	Mineola LIRR

For More Information, Please Contact:

Benjamin Efraimov, Director
718 512 2608, benjamin.efraimov@cushwake.com

Kevin Schmitz, Associate
718 512 2628, kevin.schmitz@cushwake.com



**CUSHMAN &
WAKEFIELD**



RENT ROLL

Unit	Size (SF)	Monthly Rent	Annual Rent	Rent / SF	LXD
General Contractor	2,500	\$3,240	\$38,880	\$15.55	M/M
HVAC Contractor	2,800	\$3,679.56	\$44,154.72	\$15.77	M/M
Vacant User Opportunity	2,500	\$4,167	\$50,000	\$20.00	Vacant
Total / Average	7,800	\$8,150	\$133,035		

EXPENSES

PROPERTY TAXES - (2016-2017 - SCHOOL, GENERAL, & VILLAGE)	\$33,255
INSURANCE - PROJECTED @ \$0.75/SF	\$5,850
UTILITIES - PAID BY TENANTS	\$0
REPAIRS, MAINTENANCE, & MISC. EXPENSES - ESTIMATED @ \$0.75/SF	\$5,850
TOTAL	\$44,955
NET OPERATING INCOME	\$88,080

